

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22098

Property Information

property address: 300 E 23RD ST
legal description: CITY OF BRYAN, BLOCK 29, LOT 1-2 (PTS OF)
owner name/address: RUFFINO FAMILY
LIMITED PARTNERSHIP
601 S GORDON ST
BRYAN, TX 77802-1236
full business name: (none)
land use category: Vacant type of business: (none)
current zoning: C-2 occupancy status: vacant land
lot area (square feet): 4350 frontage along Texas Avenue (feet): —
lot depth (feet): 75 sq. footage of building: —
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
55 ft.

Improvements

of buildings: 0 building height (feet): — # of stories: —
type of buildings (specify): —
building/site condition: 0
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) n/a
approximate construction date: — accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no n/a
other improvements: ☐ yes ☒ no (specify) —
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: — type/material of sign: —
overall condition (specify): —
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) —

Off-street Parking n/a

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: —
lot type: ☐ asphalt ☐ concrete ☐ other —
space sizes: — sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: —
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *empty lot*

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
